



Approved by PTBC 7/16/2024

*Allen Reedy*

TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING

Date: July 9, 2024

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Rob Behrent, Paul Schlichtman, Brett Lambert,

Absent - Jim Feeney

Guests: Josh Sydney, Adi Toledano - SPM David Steeves- W&S

Chairperson Reedy called the meeting to order at 7:04 pm.

Chairperson Reedy wanted to confirm if we should meet next Tuesday on our regular scheduled night. It was agreed to meet next Tuesday 7/16/2024.

He also wanted to be sure everyone received the draft letter from SPM to the Industrial Parties regarding the Town's claim's for reimbursement of cost at site. He asked all members to review and get any comments back to him and we would review at next meeting. Mr Sydney notified the committee that Thor Helgason, the representative of the IP's may be willing to include other claims involved but nothing has been agreed to yet.

TOWN YARD

Mr. Toledano did a photo update of the project showing photos from 7/2/24 and 7/9/24 including the following: Building B- exterior handrail install, completion cleaning and punchlist. Building D - window removal, brick/CMU work ongoing and interior/exterior cleaning and punchlist. A/B connector -new handrails and painting. Building A - fire escape removal. Site work - lower soil removal. Upper - rain garden regrade and planting.

Mr Sydney updated the committee that certificate of occupancy has been issued for Buildings B and C. Waiting on certificate of occupancy for Building D. He will also be dealing with the Conservation Committee on the upcoming culvert work.

Mr. Sydney presented the following change orders for approval:

CCR143 – Building E Temp lube install - \$0.00 Zero cost to Town

CR290 – Building D south side masonry column reinforcing - \$5,239.48

A motion to approve all change orders was made by Mr. Rademacher and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 8-0.

Mr. Sydney presented the following amendment for approval:

Weston and Sampson Amendment #15, CA extension services through June 2024 - \$20,000.00

A motion to approve W & S amendment # 15 in the amount of \$20,000.00 was made by Mr. Maher and seconded by Mr. Martini. Motion passed unanimously on a roll call vote, 8-0.

Mr. Sydney presented the following invoices for approval:

- Sydney Project Management, SPM - invoice #41 - OPM services June 2024 - \$19,966.41
- UTS of Mass - invoice #112140 - testing services 5/31/24 - 6/3/24-\$ 371.00

A motion to approve invoices totaling \$20,337.41 was made by Mr. Jefferson and seconded by Mr. Maher. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney reviewed the budget log. Stated as of today the contingency budget was at \$514,848.00. This was due to transfer from DPW budget to offset the cost of additional consulting fees for SPM and W & S. This current amount in contingency will be need for additional change request and CA services.

Mr Sydney reviewed the cost exposure log and it shows a deficit of (\$62,074.00) based on all submitted change request. As has been stated, this log fluctuates weekly based on claims and negotiations. It is expected that certain CR on log will be eliminated.

Mr Sydney stated that CR284 is still on the log for a submitted claim in excess of \$800,000.00 for additional time and equity for construction manager. This claim is being valued at zero dollars on our contingency log. Mr Sydney feels the PTBC needs to be aware of this claim and that he will dispute and negotiate with CM on this claim. A lengthy discussion was held about this CR and its merit or lack thereof and the budget to pay any of this claim. Mr Sydney was instructed to vet the claim and respond to CM and report back to this committee at next meeting.

Mr Sydney reviewed the CM contingency log and noted that there was a deficit balance today of (\$47,932). The CM has a remaining fee of \$255,083.00. but that and more will be depleted.

Mr Sydney then reviewed the Budget Re-allocation log and stated the only change was the project transfer from DPW.

Mr Sydney reported that window testing was scheduled for 8/15/24 - 8/19/24. Cost for Cannon consulting will be \$25,000 and there will be additional cost for SPM and W & S. These charges will be back charged to the CM.

Mr Sydney was trying to clarify if there would be any funding from Finance Committee to fund any additional claims or cost. He thought there had been some discussion or suggestions of that. The Chairman told him that there were no additional funds at this time and was not aware of discussion regarding Fin Com. Mr Sydney was instructed to continue to process and review claims, negotiate with the CM and report back to PTBC.

CENTRAL SCHOOL

No update.

Motion was made by Mr.Martini , seconded by Mr. Rademacher to approve the June 18, 2024 minutes as presented. Motion passed unanimously on a roll call vote, 8-0

Whereupon a motion was made by Mr. Jefferson seconded by Mr. Maher to adjourn at 8:20 PM and it was unanimously voted.

NEXT MEETINGS WILL BE JULY 16, 2024 and AUGUST 6, 2024 7:00pm

Respectfully Submitted,  
Robert Jefferson